099.0	0001	0005.D	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 859,400 / 859,400
					USE VALUE: 859,400 / 859,400
					ASSESSED: 859,400 / 859,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
120		WINCHESTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TIRONE JOSEPH J & ANNA
Owner 2:	
Owner 3:	
Street 1:	120 WINCHESTER ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 14,529 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1961, having primarily Wood Shingle Exterior and 2348 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	14529.000	260,300		599,100	859,400
Total Card	0.334	260,300		599,100	859,400
Total Parcel	0.334	260,300		599,100	859,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 366.01 | /Parcel: 366.0

Legal Description

User Acct

64245

GIS Ref

GIS Ref

Insp Date

11/02/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 099.0-0001-0005.D

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	260,300	0	14,529.	599,100	859,400	859,400	Year End Roll	12/18/2019
2019	101	FV	215,500	0	14,529.	607,700	823,200	823,200	Year End Roll	1/3/2019
2018	101	FV	215,500	0	14,529.	453,600	669,100	669,100	Year End Roll	12/20/2017
2017	101	FV	215,500	0	14,529.	410,800	626,300	626,300	Year End Roll	1/3/2017
2016	101	FV	215,500	0	14,529.	393,700	609,200	609,200	Year End	1/4/2016
2015	101	FV	214,500	0	14,529.	333,800	548,300	548,300	Year End Roll	12/11/2014
2014	101	FV	214,500	0	14,529.	316,700	531,200	531,200	Year End Roll	12/16/2013
2013	101	FV	214,500	0	14,529.	301,300	515,800	515,800		12/13/2012

!8001!

PRINT

Date	Time
12/10/20	22:35:40

LAST REV

Date	Time
05/07/19	15:17:06
apro	
8001	

USER DEFINED

Prior Id # 1:	64245
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	16163-403		5/1/1985		117,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/19/2012	758	Re-Roof	4,500					
11/4/2009	1103	Manual	2,500					
4/21/1992	143		47,000					39X15 ADDITION & S

ACTIVITY INFORMATION

Date	Result	By	Name
11/2/2018	Info At Door	BS	Barbara S
6/18/2009	Meas/Inspect	189	PATRIOT
11/9/1999	Mailer Sent		
10/20/1999	Measured	256	PATRIOT
8/1/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14529		Sq. Ft.	Site		0	70.	0.59	5									599,112						599,100	

Total AC/HA: 0.33354 | Total SF/SM: 14529 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 599,112 | Spl Credit | Total: 599,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Average
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.22439814
Const Adj.:	1.00286996
Adj $ / SQ:	116.652
Other Features:	114324
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	377284
Depreciation:	116958
Depreciated Total:	260326

COMMENTS

643-6103.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

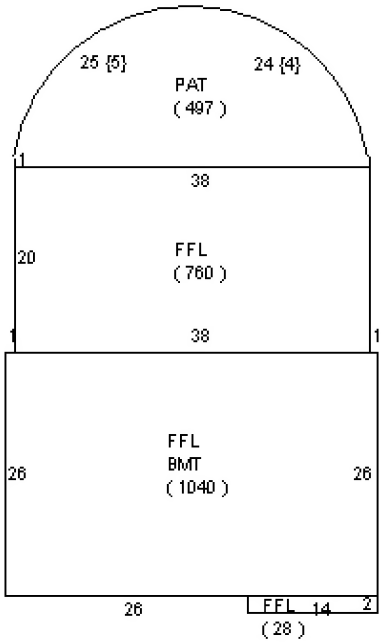
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	116.65
Special Features:	0	Val/Su Net:	77.36
Final Total:	260300	Val/Su SzAd	142.40

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,828	116.650	213,239
BMT	Basement	1,040	46.370	48,224
PAT	Patio	497	3.010	1,498

Net Sketched Area:	3,365			Total:	262,961
Size Ad	1828	Gross Are	3365	FinArea	2348

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

099.0-0001-0005.D

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X12	A	AV	1992	0.00	T	21.6	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	